

**MARKED AGENDA  
ZONING REVIEW BOARD  
FEBRUARY 5, 2015  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-14-68-** An Ordinance to rezone from the PD-H (Planned Development-Housing) to the PD-H (Planned Development-Housing) for a change of conditions, property located **2862 LENOX ROAD, N.E.**, approximately 141 feet on the west side of Lenox Road beginning 3000 feet from the northwest corner of Buford Highway. Depth: varies. Area: approximately 2.57 acres. Land Lots 7 and 47, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: PULTE HOMES  
APPLICANT: GAREN SMITH.  
NPU B COUNCIL DISTRICT 7  
NPU RECOMMENDATION: DEFERRAL  
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015  
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015
2. **Z-14-70-**An Ordinance to rezone from the R-2 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **711 BROADLAND ROAD (AKA ANDOVER DRIVE) N.W.**, approximately 1440 feet along the northwesterly side of Broadland Road. Depth: varies. Area: approximately 8.754.04 acres. Land Lot 160, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: JEANE W. AUSTIN  
APPLICANT: JOSEPH M. WILEN  
NPU A COUNCIL DISTRICT 8  
NPU RECOMMENDATION: DENIAL  
STAFF RECOMMENDATION: FILE  
ZRB RECOMMENDATION: FILE
3. **Z-14-71-**An Ordinance to rezone from the R-LC (Residential Limited Commercial) District to the R-4 (Single Family Residential) District, property located at **1761 GLENWOOD ROAD, S.E.**, fronting approximately 165 feet on the south side of Glenridge Avenue, S.E. at the southeast corner of Glenaire Walk and Glenridge Avenue. Depth: approximately 200 feet. Area: 0.947 acres. Land Lots 174 and 175 ,15<sup>th</sup> District Dekalb County, Georgia.  
OWNER: MI GLENAIRE, LLC  
APPLICANT: MI GLENAIRE, LLC C/O MATTHEW J. VIVIAN  
NPU W COUNCIL DISTRICT 5  
NPU RECOMMENDATION: APPROVAL  
STAFF RECOMMENDATION: APPROVAL  
ZRB RECOMMENDATION: APPROVAL
4. **U-14-33-** An Ordinance granting a Special Use Permit pursuant to Section 16-06A.005 (1) (g) for a Personal Care Home, property located at **2041 JOSEPH E. BOONE BOULEVARD, N.W.**, fronting approximately 51 feet on the north side of Joseph E. Boone Boulevard and approximately feet east of the intersection of Joseph E. Boone and New Jersey Avenue. Depth: approximately 150 feet. Acres: approximately 0.171 Land Lot 175 14<sup>th</sup> District, Fulton County Georgia.  
OWNER: SK AND T MORTGAGE, LLC/KENNETH P. SHIELDS  
APPLICANT: KEN P. SHIELDS  
NPU J COUNCIL DISTRICT 3  
NPU RECOMMENDATION: DEFERRAL  
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015  
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015

**DEFERRED CASES**

5. **Z-14-41-** An Ordinance to rezone from the RG-2/Beltline Overlay District (Residential General-Sector 2) to the MR-4A/Beltline Overlay District (Multifamily Residential) District, property located at **1763 1791 (AKA 1797) PIEDMONT ROAD, N.E.**, fronting approximately 612 feet on the east side of Piedmont Road beginning approximately 50 south of the intersection of Piedmont Road and Montgomery Ferry Road. Depth: varies. Area: approximately 3.38 acres. Land Lot 51, 17<sup>th</sup> District Fulton County, Georgia.  
OWNER: TIM SCHRAGER  
APPLICANT: KEVIN S. EDWARDS  
NPU F COUNCIL DISTRICT 6  
NPU RECOMMENDATION: DEFERRAL  
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015  
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015
6. **U-14-31-** An Ordinance granting a Special Use Permit for the transfer of excess development density from property located at **641 (AKA) 665 NORTH AVENUE (SENDING PARCELS) to property located at 1763-1791 (AKA 1791) PIEDMONT AVENUE (RECEIVING PARCELS)**; and for other purposes.  
OWNERS: TIM SCHRAGER/ADAMS PONCE PARK SOUTH, LLC  
APPLICANT: KEVIN EDWARDS  
NPU F COUNCIL DISTRICT 6  
NPU RECOMMENDATION: DEFERRAL  
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015  
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015
7. **Z-14-39-** An Ordinance to rezone from the PDMU (Planned Development-Mixed Use) District to the PDMU (Planned Development Mixed Use) District for a change of conditions, property located at **410-418 GRANT PARK PLACE, 769-785 CHEROKEE AVENUE, 421-423 AUGUSTA AVENUE, AND 765-775 HARRISON PLACE, S.E.**, fronting approximately 357 feet on the north side of Cherokee Avenue, approximately 200 feet on the east side of Grant Park Place and approximately 79 feet on the west side of Augusta Avenue. Depth: varies. Area: approximately 1.384 acres. Land Lot 143, 14<sup>th</sup> District Fulton County, Georgia.  
OWNER: GRANT PARK PLACE, LLC.  
APPLICANT: JASON NAYLOR  
NPU W COUNCIL DISTRICT 1  
NPU RECOMMENDATION: DEFERRAL  
STAFF RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2015  
ZRB RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2015

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8. **Z-14-42-** An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3(Multifamily Residential) District, property located at **3537, 3541, 3545, 3549, and 3555 ROXBORO ROAD, N.E.**, fronting approximately 316 feet on the northwest side of Roxboro Road beginning approximately 191 feet from the intersection of Kingsboro Road and Roxboro Road. Depth: varies. Area: approximately 1.814 acres. Land Lot 9, 17th District Fulton County, Georgia.  
OWNERS: D&B LOWENKOPF FAMILY TRUST, DAVID LOWENKOPF TRUSTEE, JOHN ROBERTS, JR., JAMES REDDING, and BYRON BILLINGSLEY  
APPLICANT: DAVID L. SMITH  
NPU B COUNCIL DISTRICT 7  
NPU RECOMMENDATION: DEFERRAL  
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015  
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015
9. **Z-14-61-** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) district to the MRC-3 (Mixed Residential Commercial) district for property located at **1099 NORTH AVENUE, N.E. AND 579 NORTH HIGHLAND AVENUE, N.E. (PARCEL NUMBER 14-0015-000-3095)**, fronting approximately 50 feet on the south side of North Avenue beginning approximately 275 feet from the southeast intersection of North Highland Avenue and North Avenue. Depth: approximately 338 feet. Area: 0.7 acres. Land Lot 15, 14th District, Fulton County, Georgia.  
OWNER: JEFFREY P. VANTOSH  
APPLICANT: MARK A. DIEDRICH  
NPU N COUNCIL DISTRICT 2  
NPU RECOMMENDATION: DEFERRAL  
STAFF RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2015  
ZRB RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2015
10. **U-14-29-** An Ordinance granting a Special Use Permit pursuant to Section 16-11.005 (1)(c) for a Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas, or outdoor areas for religious ceremonies of 90 days or more duration, property located at **2760 LAKEWOOD AVENUE, S.W., (AKA AS 2756 LAKEWOOD AND 2107 METROPOLITAN AVENUE)**, fronting approximately 173 feet on the south side of Lakewood Avenue and approximately 115 feet on the west side of Metropolitan Parkway. Depth: varies. Area: 0.732 acres. Land Lot 102, 14th District Fulton County, Georgia  
OWNER: NEENA JASON  
APPLICANT: NEENA JASON  
NPU X COUNCIL DISTRICT 12  
NPU RECOMMENDATION: NO ACTION TAKEN  
STAFF RECOMMENDATION: APPROVAL CONDITIONAL  
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

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11. **U-14-32** An Ordinance granting a Special Use Permit pursuant to Section 16-18K.004 (1) (3) (a), of the Zoning Ordinance of the City of Atlanta for a **COMMUNITY SERVICES FACILITY** , property located at **678 JOSEPH E. BOONE BOULEVARD (FORMERLY SIMPSON ROAD)** , **N.W.**, fronting approximately 60 feet on the southwest side of Joseph E. Boone (formerly Simpson Road) and approximately 50 feet from the southeast corner of Sunset Avenue and Joseph E. Boone. Depth; varies. Area: 0.344 acres . Land Lot 110, 14<sup>th</sup> District Fulton County, Georgia

**OWNER:** 678 SIMPSON STREET PARTNERS, LLC

**APPLICANT:** SHARON M. LEWONSKI

**NPU L** COUNCIL DISTRICT 3

**NPU RECOMMENDATION:** DEFERRAL

**STAFF RECOMMENDATION:** 30-DAY DEFERRAL-MARCH 2015

**ZRB RECOMMENDATION:** 30-DAY DEFERRAL-MARCH 2015

**END OF AGENDA**